008.A	0001	0001.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	213,200	/	213,200
USE VALUE:	213,200	/	213,200
ASSESSED:	213,200	/	213,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	DACEY ROBERT B
Owner 2:	
Owner 3:	
Street 1:	1 BELKNAP ST UNIT #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHROBAK RAINA L -
Owner 2:	-
Street 1:	35 TROWBRIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Exterior and 364 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	212,500	700		213,200
Total Card	0.000	212,500	700		213,200
Total Parcel	0.000	212,500	700		213,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 585.71 | /Parcel: 585.7

Legal Description

User Acct	271206
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 008.A-0001-0001.0

!15157!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	197,200	700	.		197,900	197,900	Year End Roll	12/18/2019
2019	102	FV	177,500	700	.		178,200	178,200	Year End Roll	1/3/2019
2018	102	FV	147,500	700	.		148,200	148,200	Year End Roll	12/20/2017
2017	102	FV	137,500	700	.		138,200	138,200	Year End Roll	1/3/2017
2016	102	FV	137,500	700	.		138,200	138,200	Year End	1/4/2016
2015	102	FV	129,800	700	.		130,500	130,500	Year End Roll	12/11/2014
2014	102	FV	118,700	700	.		119,400	119,400	Year End Roll	12/16/2013
2013	102	FV	118,700	700	.		119,400	119,400		12/13/2012

PRINT

Date	Time
12/11/20	04:54:31

LAST REV

Date	Time
07/19/18	18:10:07

danam

USER DEFINED

Prior Id # 1:	6987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15157

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHROBAK RAINA L	70027-292		10/3/2017		188,000	No	No		
CACCIOLA EDWARD	46527-349		11/22/2005		139,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2014	1304	Alterati	3,035					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
3/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7715																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	6 - Slab
Frame:	3 - Concrete
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	12.500000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	2.14835167
Const Adj.:	0.96418488
Adj $ / SQ:	662.851
Other Features:	30000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298405
Depreciation:	85941
Depreciated Total:	212465

COMMENTS

ALL UNITS ARE STUFDIOS W/FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	729.14
Special Features:	0	Val/Su Net:	583.79
Final Total:	212500	Val/Su SzAd	583.79

SKETCH

UnSketched SubAreas:
GLA: 364,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	364	662.850	241,278

Net Sketched Area:	364			Total:	241,278
Size Ad	364	Gross Are	364	FinArea	364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.A-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	225	A	AV	1985	4.00	T	27.2	102			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700

IMAGE

AssessPro Patriot Properties, Inc